

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 E/S Annapolis Road, 25 ft.
 N of c/l Georgia Avenue * ZONING COMMISSIONER
 4213 Annapolis Road
 13th Election District * OF BALTIMORE COUNTY
 1st Councilmanic District
 John Pellegrino * Case No. 96-21-A
 Petitioner
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 4213 Annapolis Road in Baltimore Highlands section of Baltimore County. The Petition is filed by John Pellegrino, property owner. Variance relief is requested from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 4,555 sq. ft., in lieu of the required 6,000 sq. ft., a lot width of 49 ft., in lieu of the required 55 ft., and a front yard setback of 10 ft. in lieu of the required 40 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was the aforementioned property owner, John Pellegrino. Also present was Valerio G. Barresi, an Architect. Mr. Barresi prepared the site plan and has assisted the Petitioner in the filing of the Petition. Several neighbors appeared in opposition. They included Theresa Lowry, Director, Maryland Citizens Environment, Inc. and the Southwest Leadership Team, Inc., Catherine Owings and Marjorie Miller on behalf of the Greater Baltimore Highlands Community Association.

Testimony and evidence offered was that the subject property is located at the intersection of Annapolis Road and Georgia Avenue in the long

ORDER RECEIVED FOR FILING
 Date 8/29/95
 By [Signature]

MICROFILMED

[Handwritten signature]

-2-


relief was granted, and the spirit and intent of the ordinance shall be observed.

In this case, I am not persuaded that the Petitioner has met its burden. This appears to be a clear case where the proposed improvements are contemplated only for the convenience of the property owner. Moreover, this is clearly a small lot which cannot reasonably accommodate expansion to the structures. The present use of three businesses and two apartments already overwhelms the property, and adds congestion to an already difficult traffic situation. For all of these reasons, the variances should be denied, and I will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of August, 1995 that a variance from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 4,555 sq. ft., in lieu of the required 6,000 sq. ft., a lot width of 49 ft., in lieu of the required 55 ft., and a front yard setback of 10 ft. in lieu of the required 40 ft., be and is hereby DENIED.

LES/mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 24, 1995

Mr. John Pellegrino
5156 Illichester Woodway
Ellicott City, Maryland 21043

RE: Case No. 96-21-A
Petition for Zoning Variance
Property: 4213 Annapolis Road

Dear Mr. Pellegrino:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mrs. Theresa Lowry, Director, Md. Citizens Environment, Inc.
2517 Hammonds Ferry Road, Balto. Md. 21227
cc: Mrs. Catherine C. Owings, 3000 Vermont Avenue, Balto. Md. 21227
cc: Mrs. Marjorie Miller, Greater Baltimore Highlands Community Assn.
3010 Vermont Avenue, Baltimore, Md. 21227

MICROFILMED





Petition for Variance

96-26-A

to the Zoning Commissioner of Baltimore County

for the property located at 4213 ANNAPOLIS ROAD

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3.C.1 + 363.1 to permit a lot area of 4,555 sq. ft in lieu of 6,000, a lot width of 49' in lieu of 55', and a 10' front setback in lieu of 40'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To provide an apartment for my daughter and her children, who are presently having financial difficulties and do not have a place to live. Since I own this property, I want to build a place for them. OTHER REASONS TO BE DISCUSSED AT HEARING.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee Legal Owner

JOHN PELLEGRINO

(Type or Print Name)

John Pellegrino

Signature

5156 ILLCHESTER WOODS WAY

Address

ELLICOTT CITY MD. 21043

City

State

Zipcode

Attorney for Petitioner:

789-2455

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED



Printed with Soybean Ink
on Recycled Paper



96-21-A

ZONING DESCRIPTION

Zoning Description for 4213 Annapolis Road

Beginning at a point on the South East side of Annapolis Road
which is 60' wide at the distance of 25' South East of the
centerline of the nearest intersecting street Georgia Avenue
which is 50' wide. *Being Lot #1-4, Block B, Section # —
in the subdivision of Baltimore Highlands, as recorded in Baltimore
County Plat Book #2, Folio #379, containing 0.27 AC. Also known
as 4213 Annapolis Road and located in the 13th Election District,
1st Councilmanic District.

#18

NOTED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-21-1A

District 13th

Date of Posting 8/4/95

Posted for: Variance

Petitioner: John Pellegrino

Location of property: 4213 Annapolis Rd.

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by [Signature]

Signature

Date of return: 8/10/95

Number of Signs: 1



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland

21204 as follows:

Case: #96-21-A
(Item 18)
4213 Annapolis Road
E/S Annapolis Road, 25' N
of c/l Georgia Avenue
13th Election District
1st Councilmanic
Legal Owner(s):
John Pellegrino
Hearing: Monday,
August 21, 1995 at 10:00
a.m. in Rm. 118, Old
Courthouse.

Variance to permit a lot area of 4,555 square feet in lieu of 6,000, a lot width of 49 feet in lieu of 65 feet, and a 10-foot front setback in lieu of 40 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391,
8/088 - Aug. 3.

TOWSON, MD.,

Aug. 4, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 3, 1995

THE JEFFERSONIAN,

A. Henicks
LEGAL AD. - TOWSON

Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

003642

96-21-A

DATE 7/17/95

ACCOUNT 01-615

Item: 18

Taken By: JS, MK

AMOUNT \$ 85.00

RECEIVED
FROM:

Pellegrino, John - 4213 Annapolis Rd

010 Res Vacation - \$ 50.00

080 - 1 sign - \$ 35.00

FOR:

85.00

02A02WD233MTCHRC

\$85.00

BA 001137AND07-17-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.


ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: 18 Item No.: _____

Petitioner: Pellegrino, John

LOCATION: 4213 Annapolis Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Pellegrino, John

ADDRESS: 5156 Ellchester Wood Way
Ellicott City MD 21043

PHONE NUMBER: 789-2455

AJ:ggs
(Revised 3/29/93)

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
August 3, 1995 Issue - Jeffersonian

Please forward billing to:

John Pellegrino
5156 Illchester Woodway
Ellicott City, MD 21043
789-2455

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-21-A (Item 18)
4213 Annapolis Road
E/S Annapolis Road, 25' N of c/l Georgia Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): John Pellegrino
HEARING: MONDAY, AUGUST 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot area of 4,555 square feet in lieu of 6,000, a lot width of 49 feet in lieu of 55 feet, and a 10-foot front setback in lieu of 40 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 31, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-21-A (Item 18)
4213 Annapolis Road
E/S Annapolis Road, 25' N of c/l Georgia Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): John Pellegrino
HEARING: MONDAY, AUGUST 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot area of 4,555 square feet in lieu of 6,000, a lot width of 49 feet in lieu of 55 feet, and a 10-foot front setback in lieu of 40 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: John Pellegrino

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 8, 1995

Mr. John Pellegrino
5156 Illichester Wood Way
Ellicott City, Maryland 21043

RE: Item No.: 18
Case No.: 96-21-A
Petitioner: J. Pellegrino

Dear Mr. Pellegrino:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED
AUG 15 1995

96-21
c
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 9, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 4213 Annapolis Road

INFORMATION:

Item Number: 18

Petitioner: John Pellegrino

Property Size: _____

Zoning: BL-AS

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests lot width, area and setback variances in order to construct an addition.

A site visit revealed that the subject property is improved with a hair salon, cleaners, V.C.R. repair shop and at least two apartments. Based upon the information provided and analysis conducted, staff offers the following comment:

The petitioner should verify that the property has adequate parking to support the existing commercial uses. It seems that relevant information regarding existing compliance with all zoning laws needs to be provided before any serious consideration of this matter.

In the event that the above-mentioned concerns are addressed, staff recommends that the granting of any variance include a restriction which would, in effect, prohibit the use of the proposed addition for commercial or storage purposes for a period of time not to exceed five years

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 7, 1995
Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
Development Plan Review Division

RE: Zoning Advisory Committee Meeting
for August 7, 1995
Item No. 018

The Development Plan Review Division has reviewed the subject zoning item. Our record drawings indicate no sanitary sewer exists in Annapolis Road between Vermont Avenue and Georgia Avenue. The closest sanitary sewer is located in Georgia Avenue at the extension of the existing 10-foot easement line. To provide sewer service to your proposed site you must extend the existing sanitary sewer.

Also, this site is subject to the requirements in the Landscape Manual. A 10-foot setback is required along the eastern residential property line for a landscape buffer.

RWB:sw

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/31/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 31, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 17, 18, 19, 20, 21, 22,
23, 24, 25 AND 27.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

AUG 1 1995

ZADM





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-28-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 018

(JSS/MJ)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 7/31/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/31/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

17
18
24
25
26
27⁽⁵⁾

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

PETITION PROBLEMS AGENDA OF JULY 31, 1995

#18 --- JJS/MJK

1. Receipt not given to petitioner; still in folder.

#20 --- JRA

1. Folder not marked "critical area".
2. No zoning indicated on petition form.

#23 --- CAM

1. Receipt not given to petitioner; still in folder.
2. Folder not marked "critical area".
3. No review information on bottom of petition form.

#24 --- JLL

1. Folder says RC-5; petition says RC-4. Which is correct?

#25 --- JCM

1. Notary section is incorrect.

#26 --- CAM

1. Receipt not given to petitioner; still in folder.
2. No telephone number for legal owner.
3. No review information on bottom of petition.

Handwritten signature/initials

RE: PETITION FOR VARIANCE
4213 Annapolis Road, E/S Annapolis Rd,
25' N of c/l Georgia Avenue, 13th
Election District, 1st Councilmanic

John Pellegrino
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-21-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

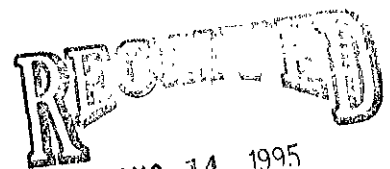
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to John Pellegrino, 5156 Illchester Wood Way, Ellicott City, MD 21043, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



AUG 14 1995

DEPT. OF PERMITS & LICENSES
OF BALTIMORE COUNTY

3993-95

8/23/95
Q

Baltimore Highlands Revitalization Committee
3010 Vermont Avenue
Baltimore, MD 21227

96-21-A

August 18, 1995

Zoning Commissioner
of Baltimore County Maryland
401 Bosley Avenue
Towson, MD 21204

Dear Commissioner:

At a meeting of the Baltimore Highlands Revitalization Committee on August 16, 1995, we voted to appoint Catherine C. Owings of 3000 Vermont Avenue Baltimore, MD 21227 as spokesperson concerning the Petition for Variance at 4213 Annapolis Road.

At this meeting we discussed our position in detail and have asked Catherine to relay our concerns to you. I would very much appreciate your cooperation in this matter.

Should you wish to communicate directly with this committee, I am available at 796-7889 or you can write to me at the above address.

Thank you in advance,


David P. Maier
Chairman

cc: Fr. Girard
Catherine Owings
File

RECEIVED
AUG 23 1995

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Theresa Lowry Director	2517 Hammonds Ferry Rd
Maryland Citizens Environment Inc	Ba 90. Md 21227
and Southwest Leadership Team, Inc.	same

Catherine A. Clunings	3000 Vermont Ave -
Sec. Greater Baltimore Highlands	Baltimore, Md. 21227
Community Assoc.	tele. 636-2186
Board member Southwest Leader-	
ship Team Inc. - umbrella group	
for Greater Baltimore Highlands	
Revitalization Committee.	

Margorie Miller	3010 Vermont Avenue
President Greater Baltimore	Baltimore Maryland 21227
Highlands Community Association	
Vice President Balto High Res Council	
Trustee Southwest Leadership	
Team	
Member of the Revitalization	
Committee	



Architectural Design & Drafting Services
2133 Rockwell Avenue
Baltimore, Maryland 21228
(410) 744-1865

Valerio G. Barresi, Principal

MICROFILMED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

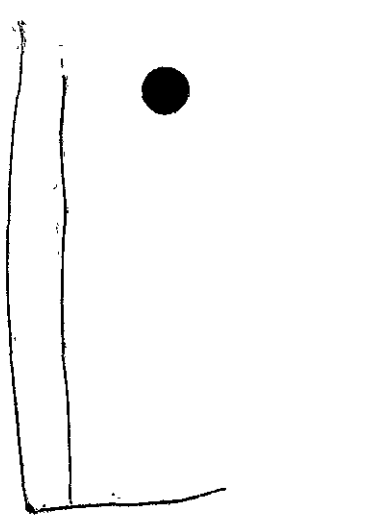
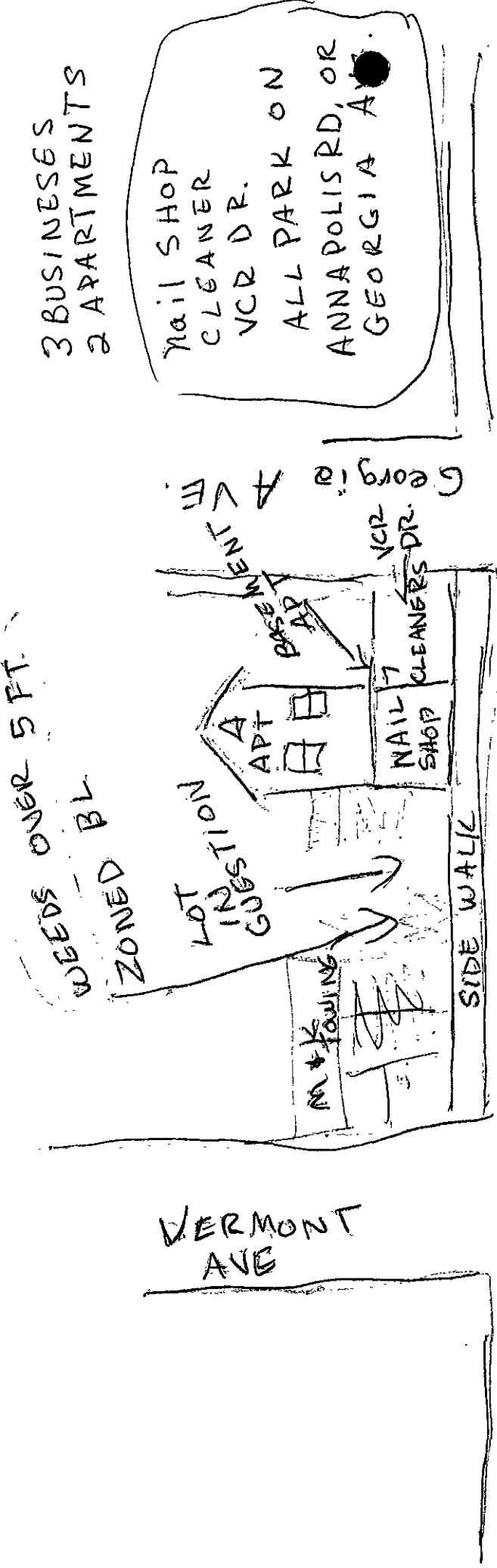
ADDRESS

VALERIO BARNESI
John Pellegrino

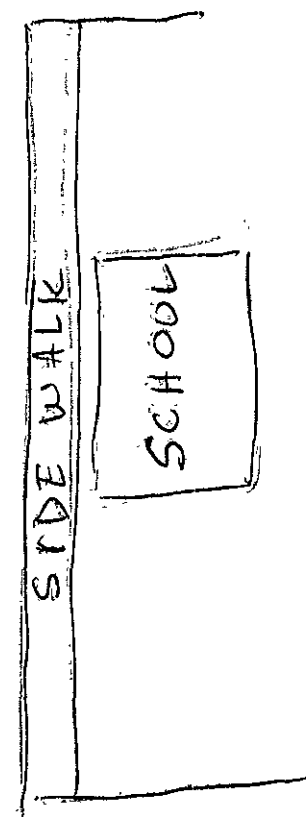
2133 Rockwell Ave.
5156 Elchester Rd Ellicott City



Submitted 1/15/11



DRIVEWAY



DRIVEWAY

Plot 1

Baltimore Highlands Revitalization Committee
3010 Vermont Avenue
Baltimore, MD 21227

August 18, 1995

Zoning Commissioner
of Baltimore County Maryland
401 Bosley Avenue
Towson, MD 21204

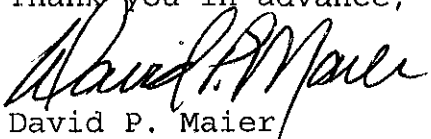
Dear Commissioner:

At a meeting of the Baltimore Highlands Revitalization Committee on August 16, 1995, we voted to appoint Catherine C. Owings of 3000 Vermont Avenue Baltimore, MD 21227 as spokesperson concerning the Petition for Variance at 4213 Annapolis Road.

At this meeting we discussed our position in detail and have asked Catherine to relay our concerns to you. I would very much appreciate your cooperation in this matter.

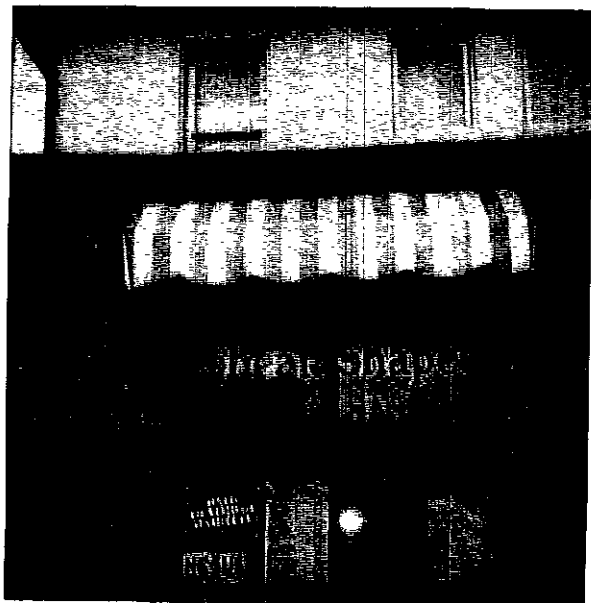
Should you wish to communicate directly with this committee, I am available at 796-7889 or you can write to me at the above address.

Thank you in advance,


David P. Maier
Chairman

cc: Fr. Girard
Catherine Owings
File

Inc 2



Prob 3A



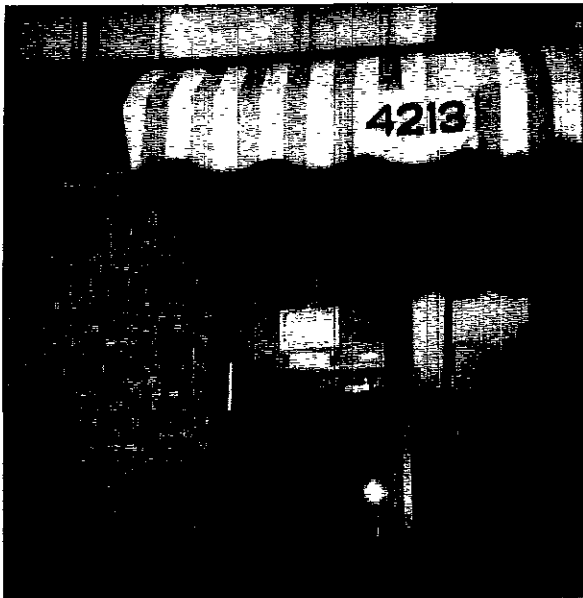
Prob 3B



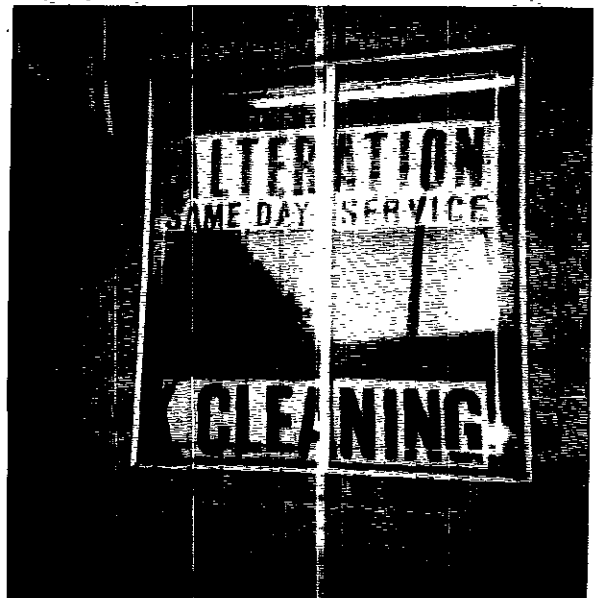
Prob 3C



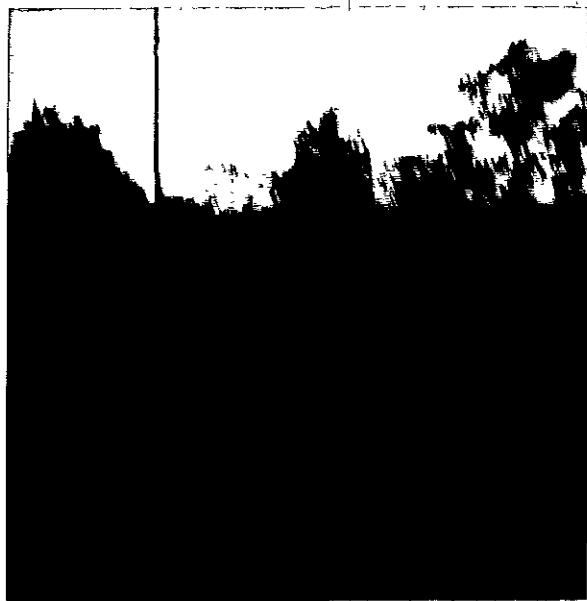
Prob 3D



Prot 3E



Prot 3F



Prot 3G



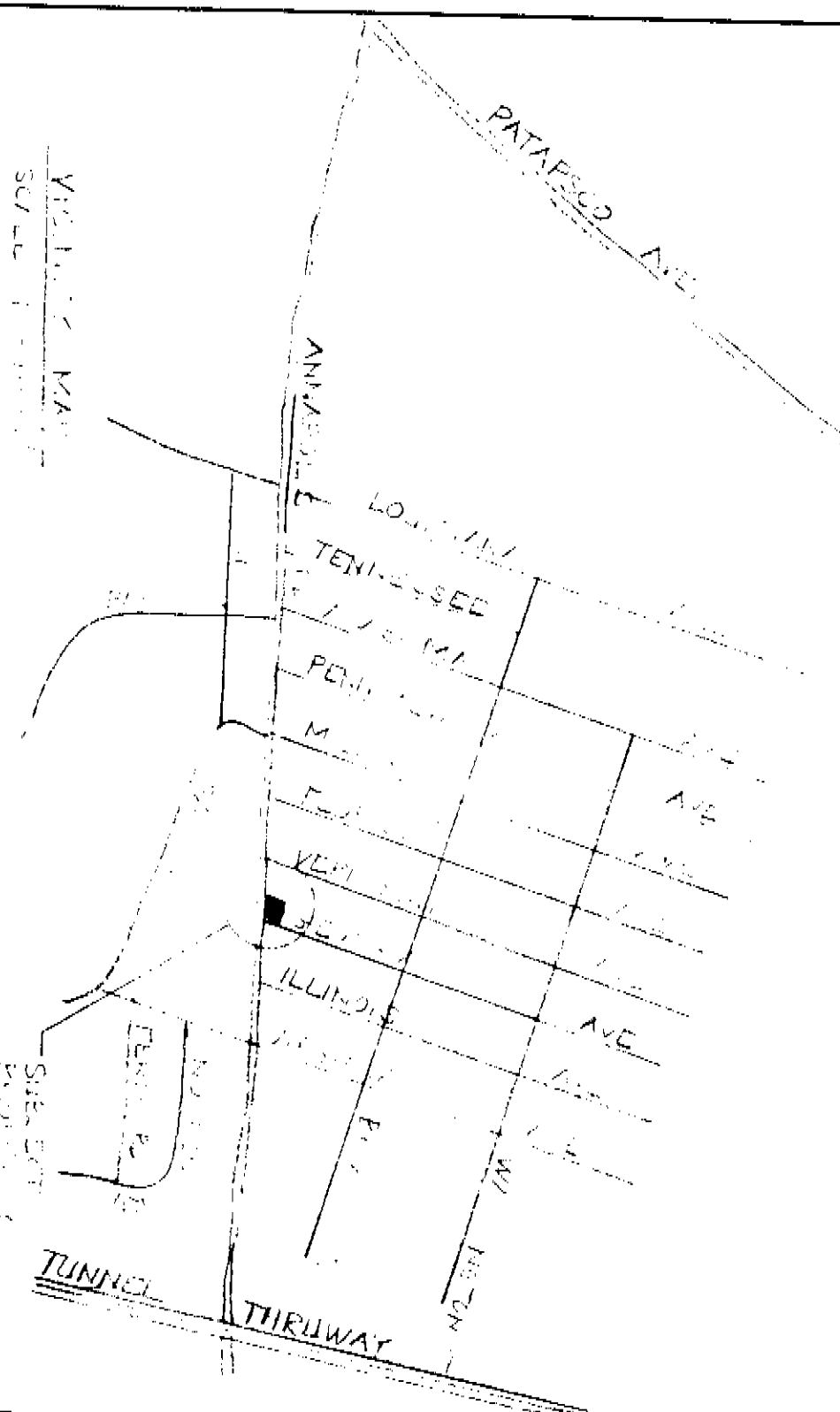
Prot 3H

Attention: Young Commission

96-21-A

PROPERTY ADDRESS: 423 (N.W.) 1st Ave.
 SUEDEN 2001, 00001; BNTMOB; 4 LANE
 plat book # 2, folio # 379, lot # 1-4, section # 1

OWNER: JOHN PELLEGRINO



LOCATION INFORMATION

Councilman's District: 10

Election District: 13

1" = 200' scale map #: 311-6-B

Zoning: R1-C115

Lot size: $\frac{3.37}{\text{acreage}}$

$\frac{11,256.55}{\text{square feet}}$

public
private

SEWER:

SEWER:

MATTER.

WATER:

9.

2 DWELLING (SF) : 2'000'000 SF x 4 SPACES = 4 SPACES

7
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
8

763

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

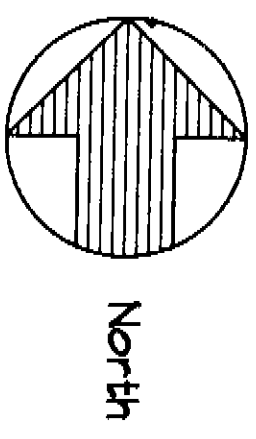
3	1
2	2
1	3
0	4
0	5
0	6
0	7
0	8
0	9
0	10
0	11
0	12
0	13
0	14
0	15
0	16
0	17
0	18
0	19
0	20
0	21
0	22
0	23
0	24
0	25
0	26
0	27
0	28
0	29
0	30
0	31
0	32
0	33
0	34
0	35
0	36
0	37
0	38
0	39
0	40
0	41
0	42
0	43
0	44
0	45
0	46
0	47
0	48
0	49
0	50
0	51
0	52
0	53
0	54
0	55
0	56
0	57
0	58
0	59
0	60
0	61
0	62
0	63
0	64
0	65
0	66
0	67
0	68
0	69
0	70
0	71
0	72
0	73
0	74
0	75
0	76
0	77
0	78
0	79
0	80
0	81
0	82
0	83
0	84
0	85
0	86
0	87
0	88
0	89
0	90
0	91
0	92
0	93
0	94
0	95
0	96
0	97
0	98
0	99
0	100
0	101
0	102
0	103
0	104
0	105
0	106
0	107
0	108
0	109
0	110
0	111
0	112
0	113
0	114
0	115
0	116
0	117
0	118
0	119
0	120
0	121
0	122
0	123
0	124
0	125
0	126
0	127
0	128
0	129
0	130
0	131
0	132
0	133
0	134
0	135
0	136
0	137
0	138
0	139
0	140
0	141
0	142
0	143
0	144
0	145
0	146
0	147
0	148
0	149
0	150
0	151
0	152
0	153
0	154
0	155
0	156
0	157
0	158
0	159
0	160
0	161
0	162
0	163
0	164
0	165
0	166
0	167
0	168
0	169
0	170
0	171
0	172
0	173
0	174
0	175
0	176
0	177
0	178
0	179
0	180
0	181
0	182
0	

Zoning Office Use Only

Reviewed by:

Item #:

Case #

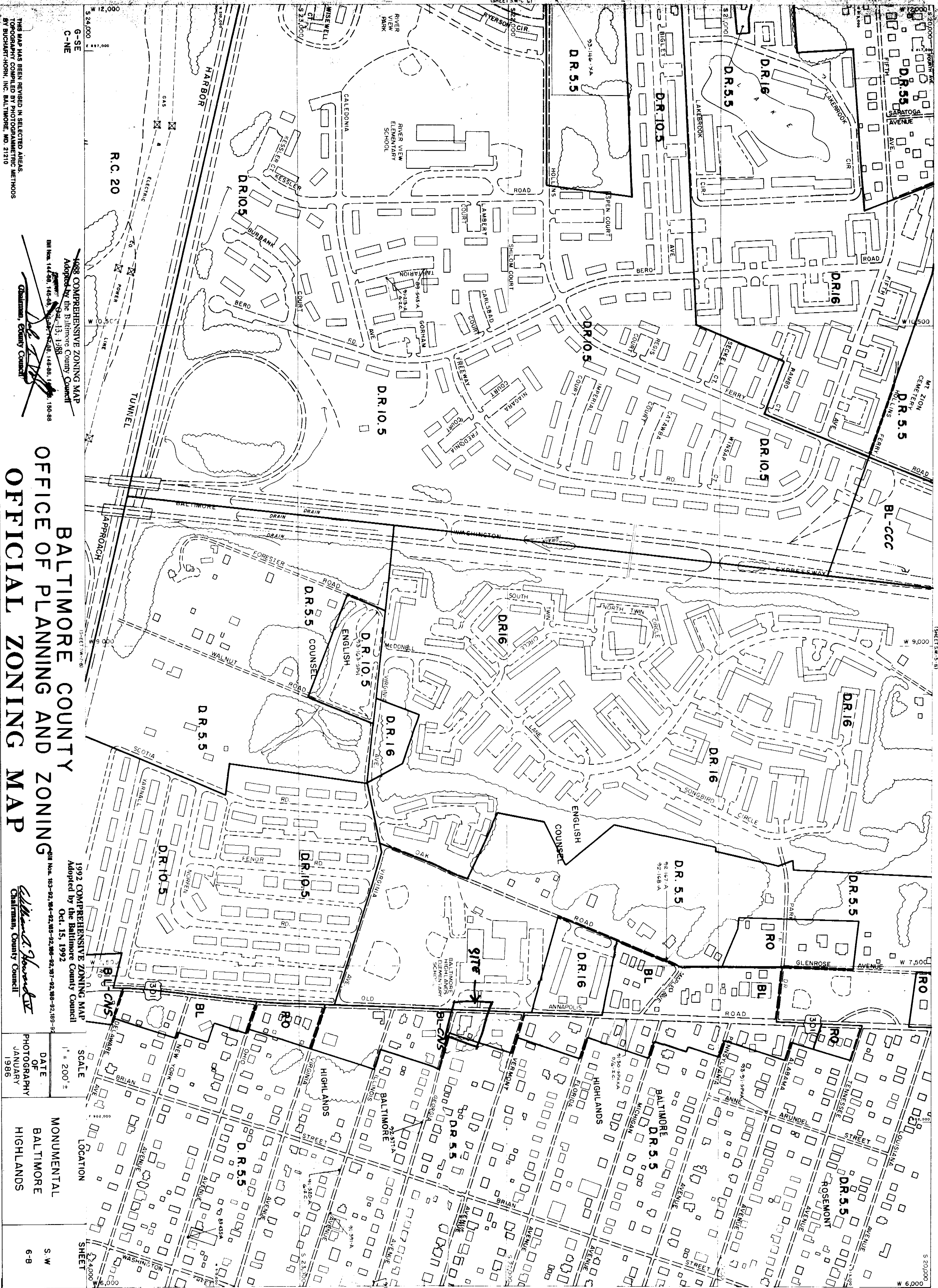


Ref No 1

date: 6-18-75

prepared by: VB

Scale of Drawing. 1" = 30'



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Chairman, County Council

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Chairman, County Council

DATE OF PHOTOGRAPHY JANUARY 1990	SCALE 1" = 200'	LOCATION MONUMENTAL BALTIMORE HIGHLANDS	SHEET S.W. 6-B
--	--------------------	--	----------------------

#18

96-21-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
MONUMENTAL
BALTIMORE
HIGHLANDS

SHEET
S.W.
6-B
18



96-21-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±	LOCATION	MONUMENTAL BALTIMORE HIGHLANDS	SHEET	S.W. 6-B # 18
DATE OF PHOTOGRAPHY	JANUARY 1986				

96-21-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Appearing at the requisite public hearing held for this case was the aforementioned property owner, John Pellegrino. Also present was Valerio G. Barresi, an Architect. Mr. Barresi prepared the site plan and has assisted the Petitioner in the filing of the Petition. Several neighbors appeared in opposition. They included Theresa Lowry, Director, Maryland Citizens Environment, Inc. and the Southwest Leadership Team, Inc., Catherine Owings and Marjorie Miller on behalf of the Greater Baltimore Highlands Community Association.

ORDERED: DECEMBER 15, 1965
BY: [Signature]
CLERK OF COURT

The Protestants who appeared expressed numerous concerns. They observed that the property is not well kept at present. They are most concerned about potential traffic congestion. It was indicated that parking on the site is already limited and patrons of the existing businesses park on the public street. Testimony was also offered that sight distance when entering Annapolis Road from Georgia Avenue was limited. The Protestants were all concerned about the revitalization efforts in the Baltimore Highlands community and believe that the proposed improvements might be contrary to the spirit and intent of those revitalization goals.


8/27/95
D. Drake

-2-

In this case, I am not persuaded that the Petitioner has met its burden. This appears to be a clear case where the proposed improvements are contemplated only for the convenience of the property owner. Moreover, this is clearly a small lot which cannot reasonably accommodate expansion to the structures. The present use of three businesses and two apartments already overwhelm the property, and adds congestion to an already difficult traffic situation. For all of these reasons, the variances should be denied, and I will so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of August, 1995 that a variance from Sections 1902.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 4,555 sq. ft., in lieu of the required 6,000 sq. ft., a lot width of 49 ft., in lieu of the required 55 ft., and a front yard setback of 10 ft. in lieu of the required 40 ft., be and is hereby DENIED.

LES/INTUIT


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

-3-

(410) 887-4386

August 24, 1995

RE: Case No. 96-21-A
Petition for Zoning Variance
Property: 4213 Annapolis Road

Dear Mr. Pellegrino:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours

Lawrence E. Schmidt
Zoning Commissioner

LES: 1000

cc: Mrs. Theresa Lowry, Director, Md. Citizens Environment, Inc.
2517 Hammonds Ferry Road, Balto. Md. 21227

cc: Mrs. Catherine C. Owings, 3000 Vermont Avenue, Balto. Md. 21227

cc: Mrs. Marjorie Miller, Greater Baltimore Highlands Community Assn.
3010 Vermont Avenue, Baltimore, Md. 21227

 Printed with Soybean Ink
on Recycled Paper

96-21-17

District 130th Date of Posting 8/4/95
 Posted for: Volunteer
 Petitioner: Felton, Patricia
 Location of property: 41213 W. 130th Ave. Rd.
 Location of Sign: Facing road, on property being 20x60
 Remarks:
 Posted by: 1. [Signature] Date of return: 8/10/95
 Number of Signs: 1

TOWSON, MD., Aug 4, 1925

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 3, 1925

THE JEFFERSONIAN
A. Henrichs
LEGAL AD. - TOWSON
Publisher

NOTICE OF HEARING

The Zoning Ordinance and a Subdivision Ordinance of the Zoning and Planning Commission of Baltimore County are being heard on the following property identified herein:

Room 105 of the Century Office Building, 21204 or 21206, Chesapeake Avenue, Towson, Maryland 21204 or Room 111, 21206 Chesapeake Avenue, Towson, Maryland 21206

Case: #95-21-A
(Item 18)

4212
4213
505 Annapolis Road, 25' of
of G. George Avenue
Annapolis District:
1st Commissioner
Legal Counsel:

Hearing: Monday,
August 21, 1995 at 10:00
A.M. in Room 718, O.C.
Courtroom.

Reasons to permit a lot less
of 4,555 square feet in lieu of
a 5,000 square foot lot, a lot
less of 55 feet, and a 10-foot
front setback in lieu of four
feet.

LAWRENCE E. SCHMIDT
Zoning Administrator for
Baltimore County

NOTES: (Witnesses are heard
before the Planning Commission
recommendations. Please call
887-3000.)

For information contact
the Planning Director, Planning
Call 887-3001.

7-1-75
 10
 00364
 76-21-A
 FALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE 7/1/75 ACCOUNT 01-615
 Item 18
 Taken by J.S. MK
 AMOUNT \$ 85.00
 RECEIVED FROM Pellegrine, John - #201 Amn. Rls
 o/c R's Variance - \$50.00
 o/c 10% - \$35.00
 FOR 85.00
 020014023416457
 02 001137AM07-17-95
 \$85.00
 DEPT/DCR
 VALIDATION OR SIGNATURE OF CLERK

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3-1.1 + 363.1 to permit a lot area of 4,555 sq. ft. in lieu of 6,000 sq. ft. lot width of 48' in lieu of 55', and a 10' front setback in lieu of 40'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulties)

To provide an apartment for my daughter and her children, who are presently having financial difficulties and do not have a place to live. Since I own this property, I want to build a place for them. OTHER REASONS TO BE DISCLOSED AT HEARING.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I do agree to pay cost of above mentioned advertising, posting, etc. upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law and Baltimore County

[illegible] Printed with Soybean Ink
on Recycled Paper

ZONING DESCRIPTION

Zoning Description for 4213 Annapolis Road

Beginning at a point on the South East side of Annapolis Road which is 60' wide at the distance of 25' South East of the centerline of the nearest intersecting street Georgia Avenue which is 50' wide. *Being Lot #1-4, Block B, Section # — in the subdivision of Baltimore Highlands, as recorded in Baltimore County Plat Book #2, Folio #379, containing 0.27 AC. Also known as 4213 Annapolis Road and located in the 13th Election District, 13th Councilmanic District.

#18



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: 18 Item No.: _____

Petitioner: Pellegrino, John

LOCATION: 4213 Annapolis Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Pellegrino, John

ADDRESS: 5156 Ellchester Wood Way

Ellicott City, MD 21043

PHONE NUMBER: 789-2457

Alj:ggg
(Revised 3/29/93)

TO: POTENTIAL PUBLISHING COMPANY
August 3, 1995 Issue - Jeffersonian

Please forward billing to:

John Pellegrino
5156 Ellchester Woodway
Ellicott City, MD 21043
789-2455

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-21-A (Item 18)

4213 Annapolis Road
2/8 Annapolis Road, 25' N of c/l Georgia Avenue

13th Election District - 1st Councilmanic

Legal Owner(s): John Pellegrino

HEARING: MONDAY, AUGUST 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot area of 4,555 square feet in lieu of 6,000, a lot width of 49 feet in lieu of 55 feet, and a 10-foot front setback in lieu of 40 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 31, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-21-A (Item 18)

4213 Annapolis Road

2/8 Annapolis Road, 25' N of c/l Georgia Avenue

13th Election District - 1st Councilmanic

Legal Owner(s): John Pellegrino

HEARING: MONDAY, AUGUST 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot area of 4,555 square feet in lieu of 6,000, a lot width of 49 feet in lieu of 55 feet, and a 10-foot front setback in lieu of 40 feet.

Arnold Jablon
Arnold Jablon
Director
Department of Permits and Development Management

cc: John Pellegrino

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soy-based Ink
on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 8, 1995

Mr. John Pellegrino
5156 Ellchester Wood Way
Ellicott City, Maryland 21043

RE: Item No.: 18
Case No.: 96-21-A
Petitioner: J. Pellegrino

Dear Mr. Pellegrino:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 9, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 4213 Annapolis Road

INFORMATION:

Item Number: 18

Petitioner: John Pellegrino

Property Size: _____

Zoning: BL-AS

Requested Action: Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The applicant requests lot width, area and setback variances in order to construct an addition.

A site visit revealed that the subject property is improved with a hair salon, cleaners, V.C.R. repair shop and at least two apartments. Based upon the information provided and analysis conducted, staff offers the following comment:

The petitioner should verify that the property has adequate parking to support the existing commercial uses. It seems that relevant information regarding existing compliance with all zoning laws needs to be provided before any serious consideration of this matter.

In the event that the above-mentioned concerns are addressed, staff recommends that the granting of any variance include a restriction which would, in effect, prohibit the use of the proposed addition for commercial or storage purpose for a period of time not to exceed five years

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kenna*

PK/JL

ITEM18/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plan Review Division

RE: Zoning Advisory Committee Meeting
for August 7, 1995
Item No. 018

The Development Plan Review Division has reviewed the subject zoning item. Our record drawings indicate no sanitary sewer exists in Annapolis Road between Vermont Avenue and Georgia Avenue. The closest sanitary sewer is located in Georgia Avenue at the extension of the existing 10-foot easement line. To provide sewer service to your proposed site you must extend the existing sanitary sewer.

Also, this site is subject to the requirements in the Landscape Manual. A 10-foot setback is required along the eastern residential property line for a landscape buffer.

RWB:aw



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/21/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 31, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 27.

REVIEWER: LT. ROBERT P. SAUERHALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

Printed on Recycled Paper

RECEIVED
AUG 1 1995
ZADM

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 018 (553/147)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

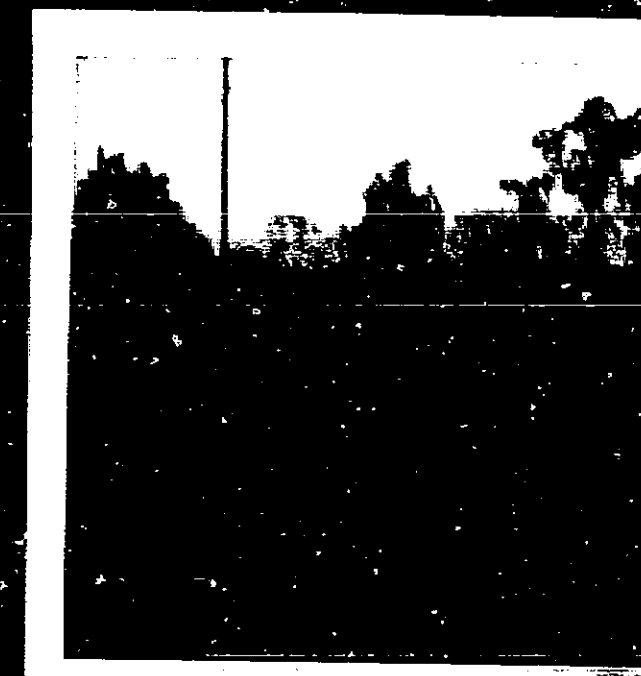
Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

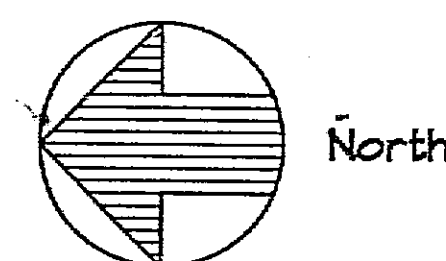
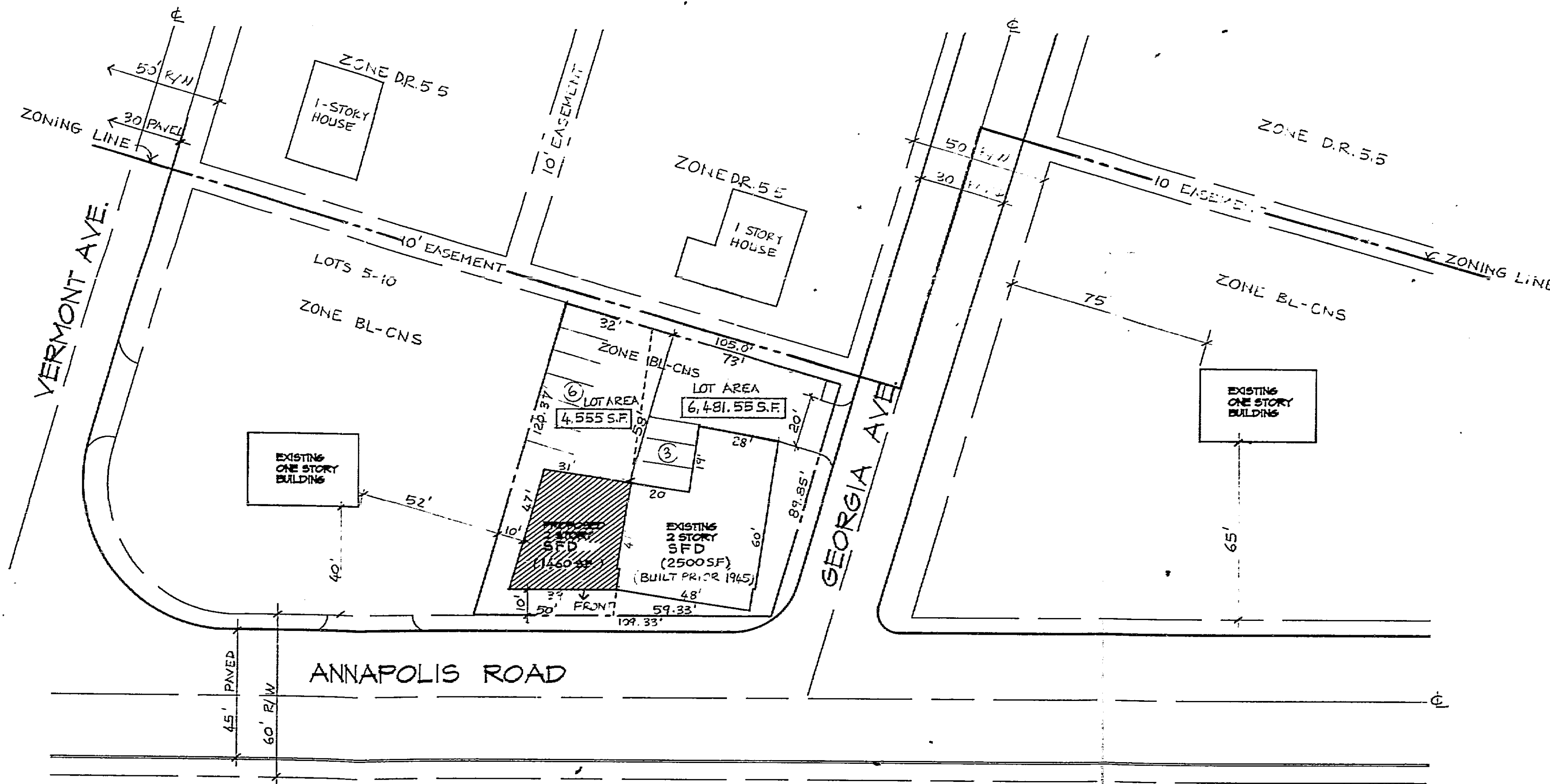
My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Plot to accompany Petition for Zoning Variance

PROPERTY ADDRESS: 423 ANNAPOLIS ROAD
 SUBDIVISION NAME: BALTIMORE HIGHLANDS
 plat book # 2, folio # 379, lot # 1-4, section # F

OWNER: JOHN PELLEGRINO



date: 5-14

prepared by:

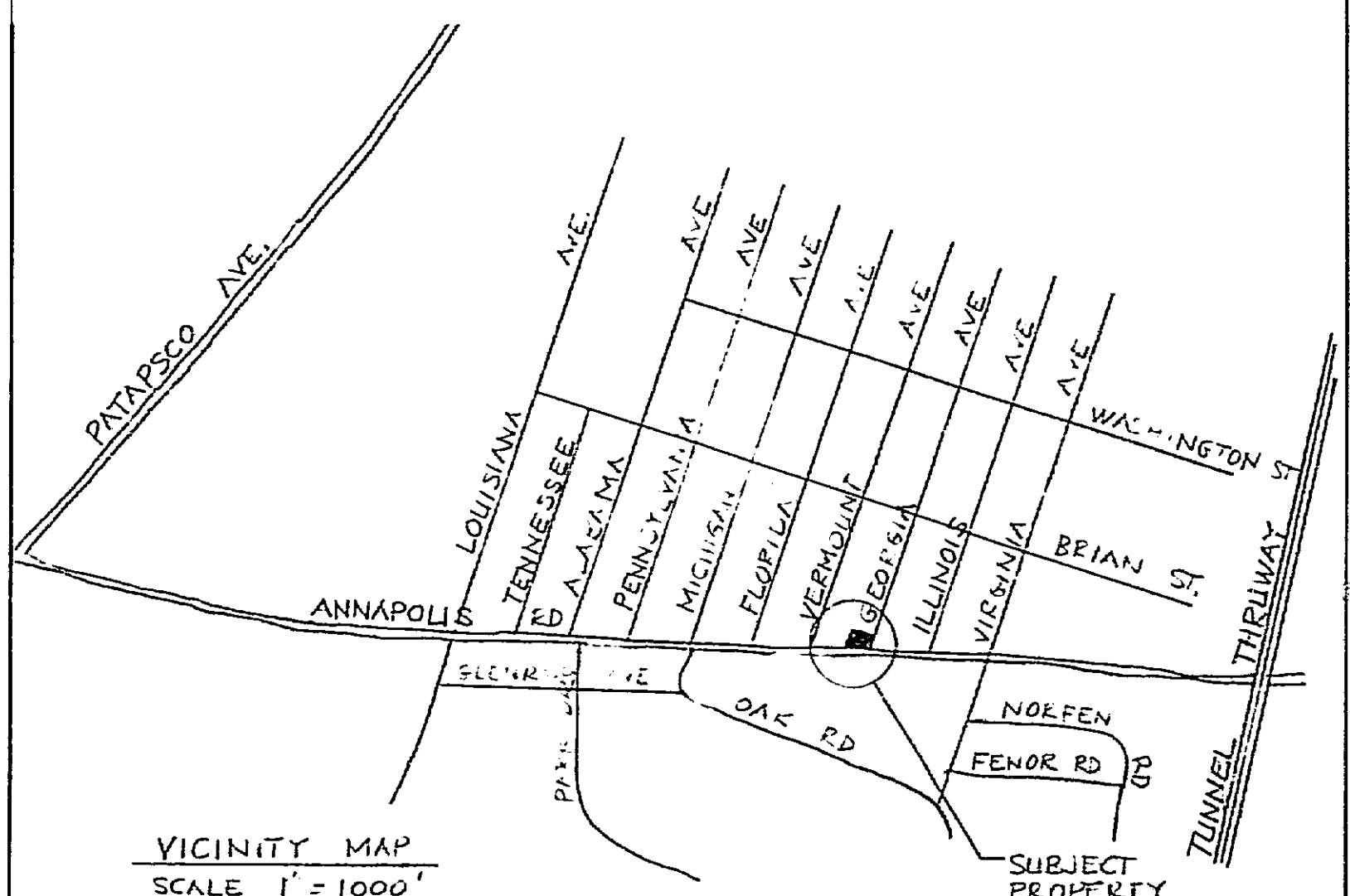
Scale of Drawing: 1" = 33'

Ref No 1

TO BE VARIANCED:

1. LOT AREA
 2. SETBACKS
 3. FRONT YARD

96-21-H



LOCATION INFORMATION

Councilmanic District: 1ST

Election District: 13

1" = 200' scale map #: SW 6-B

Zoning: BL-CNS

Lot size: 0.27 acreage 11,036.55 square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PARKING:
 2 DWELLING(SFD) 2 PARKING SPACE EACH = 4 SPACES
 TYPICAL PARKING SPACE 8.5' x 18.0' REQUIRED & PROVIDED

NOTE:
 1. PREVIOUS HEARINGS ☐ YES ☒ NO
 2. CRITICAL AREA ☐ YES ☒ NO

Zoning Office Use Only

Reviewed by: Item #: Case #

10-75	17	
-------	----	--



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	MONUMENTAL BALTIMORE HIGHLANDS	S.W. 6-B # 18
DATE OF PHOTOGRAPHY JANUARY 1986		

96-21-A